

April 16, 2015
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: **D. Baldwin, M. Bush, B. Cohen, C. Hamilton, S. Makowka, J. Nyberg, J. Worden**

Commissioners Not Present: **C. Barry, J. Cummings, M. Logan**

Guests: **C. Kowalski, E. Margolis, M. Campbell, C. Campbell, C. Landers, M. Bryant**

1. AHDC Meeting Opens - S. Makowka called the meeting to order at 8:05pm
2. Appointment of alternate Commissioners – C. Hamilton and M. Bush appointed to Pleasant Street Historic District Commission
3. Approval of draft minutes from March 26, 2015. D. Baldwin moved approval of minutes. Seconded by B. Cohen. Unanimous approval
4. Communications
 - a. CONA Applications for 20 Wellington Street for steps and storm doors
 - b. Emails about fence in Mt Gilboa District from M. Bush
 - c. Email from owner 140 Pleasant Street re: CONA work
 - d. Emails from L. Weiner re: Design Standard Site Walks with Planning Dept. – S. Makowka updated how walk went and who was in attendance
 - e. CONA application for 74 Pleasant St (St. John's Church) for Bulletin Board
 - f. Discussion on window presentation email from M. Penzenik
 - g. B. Cohen spoke with M. Mowbray at 20 Wellington – will follow up for all 3 applications. C. Greeley to follow up with Preservation Loan Info to M. Mowbray
 - h. D. Baldwin reported the cape on Academy is back to work
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 1. Continuation of Formal Hearing re: 17 Irving Street (Town of Arlington) regarding installation of a fence in front of building. E. Margolis and C. Kowalski from the town discussed the application for a split rail fence similar to what had previously been there but has been removed without approval by the Commission. The tenant's first choice is still to do the split rail. S. Makowka said a brick institutional building does not look correct with a split rail fence. The applicant would prefer the split rail as first choice. J. Worden indicated that there was no grandfathering due to the unauthorized removal and the passage of a number of years. The Commission suggested that a

low wrought iron fence would be appropriate at that location. It was also suggested that the costs could be minimize by installing the fence at the street sidewalk but not along the sidewalk leading to front door. D. Baldwin said Locke School has a nice wrought iron fence. Alternatives such as a shrub border were proposed. C. Kowalski said the concern she has would be that the tenant expected the town to do the trimming which they would not be willing to do at this time. The Commissioners reiterated their concern that a split rail might be appropriate for something like a farm house building, not at all for an institutional building. S. Makowka indicated that the fact that something was more costly cannot be a deciding factor to allow something not appropriate in a district. Other alternatives were discussed; a short white picket fence would not be appropriate for the building, perhaps a low brick wall with some type of cap or a pipe rail fences might be acceptable. Applicant agreed to continue hearing to next month.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Assignment of M. Penezik projects to other Commissioners – update monitors on project list

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

- a. C. Landers, owner of 11 Academy Street and Matt Bryant his contractor attended. They had water damage with a pipe which burst. Doing work on interior. Contractor said changing shower to outside wall. Reconfiguring the shower. An existing window will be inside shower enclosure. Problem is that the windows there now aren't period in any way. Vinyl sided house with storms over it. Would love to put composite material inside shower for casing. Can't match siding on outside of house. All you see is the storm window. B. Cohen said they probably are original windows. S. Makowka said do they have some flexibility. Suggestion: restore existing window. On interior put composite material around as trim, put a tempered glass in to seal moisture from window. There will be a need for an exhaust vent for the fan. S. Makowka will issue a CONA once he receives the application.
- b. M. Campbell and C. Campbell presented pictures of their backyard with the remnants of a former building. Unsafe structurally. The research says the brown family built the three houses in a row. No information about the remnants. M. Bush said there were a bunch of orchards in the area and it may have been some type of outbuilding structure. S. Makowka said the old railroad maps have all the structures in town on the maps. This is definitely a safety concern. S. Makowka asked owners to document things as much as possible. Richard Duffy was mentioned to come in and see the project before the demolition if possible as the town Historian. They will apply for demolition and send email with contact info and electronic version of packet presented to forward to R. Duffy for his expertise.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)

3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)

52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – Makowka CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
74. 34 Academy Street (Ellison – 14-18P) – Penzenik – Now Makowka - CONA (Windows)
75. 49 Academy Street (Baldwin – 14-19P) – Makowka- CONA (Garage) – **COMPLETED REMOVE**
76. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
77. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
78. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
79. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
80. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
81. 34 Academy Street (Ellison – 14-26P) – Penzenik – now Cohen - COA (Siding)
82. 49 Academy Street (Baldwin – 14-27P) – Worden - COA (Front Steps, Garage Renovations) – **COMPLETED REMOVE**
83. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
84. 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
85. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
86. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
87. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
88. 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)
89. 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
90. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)
91. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
92. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
93. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
94. 81 Westminster Ave. (Lemire – 14-39M) – Penzenik now Bush - COA (Solar Panel System)
95. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
96. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
97. 48 Academy Street (Schultz – 14-41P) – Makowka- CONA (Roof) – **COMPLETED REMOVE**

98. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
99. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings) Makowka-
100. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
101. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
102. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
103. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
104. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
105. 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
106. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
107. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
108. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
109. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
110. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
111. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
112. 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage, temp. Fence, temporary stabilization of arch wall)
113. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
114. 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
115. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
116. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
117. 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)
118. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
119. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
120. 53 Academy Street (Schwaab – 15-04P)) - Makowka- CONA (Window) – **COMPLETED REMOVE**
121. 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
122. 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
123. 94 Pleasant Street (Kaplan – 15-06P)) - Makowka- DENIAL (Windows)
124. 20 Wellington Street (Mowbray – 15-07P)) - Makowka- DENIAL (Porch/deck)
125. 243 Pleasant Street (DeRouffignac – 15-09P) - Makowka- CONA (Door)
126. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
127. 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)

Meeting Adjourned 9:30pm